

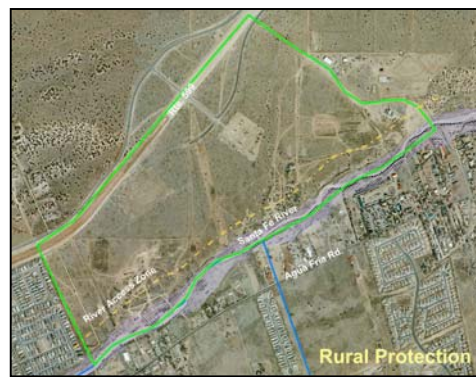
## Rural Protection Areas

The purpose of developing and applying rural protection areas is to protect and preserve some unique natural, environmental, cultural or historical feature or “place”. The application of rural protection areas was also expanded to include those lands that possess some rural or agricultural quality that may be compromised or endangered by encroaching future urbanization.

The *Final Report*<sup>1</sup> includes, as a policy framework for future development, the following guidelines for determining appropriate rural protection areas:

*Protection of low-density residential areas as it remains a priority for residents of the Southwest Area. This would include areas that have strong agricultural identities and/or rural lifestyles.*

*Protection areas should be applied to both large undeveloped lands north of the Santa Fe River as well as smaller areas that can be integrated into or are within neighborhoods. Identification of potential rural protection areas was part of the neighborhood planning process. The outcome of that process identified much of the lands north of the river as suitable for protection, in addition to at least one rural neighborhood south of the river.*



*Areas set aside should have some defining element based on established criteria of physical conditions, connectivity, wildlife habitat, recreation and future opportunity for acquisition and management.*

*The typical development pattern of the Agua Fria Village should be used as a model for new development in those protection areas. This would apply to those protection areas north of the river particularly, where there has been overwhelming consensus that the Agua Fria patterns should be protected, preserved and promoted on the north side of the river. Development of a rural protection ordinance<sup>2</sup> could be used to promote continuation of the original forms. These could be applied as zoning overlays within the rural protection areas.*

*Planning tools and techniques should be developed that will protect the interest of the property owners while protecting the land. Such tools as transfer of development rights, dedicated public access as part of the development process, acquisition of public rights-of-way or conservation easements, fee simple acquisitions (such as COLTPAC), density bonuses, and other such mechanisms would need to be defined and incorporated into the code as part of this process.*

<sup>1</sup> As described on page 32 of the *Final Report*.

<sup>2</sup> This is described further in Chapter 2, Sections 6 and 7 of the Master Plan.

*The Santa Fe River should be preserved and protected and made accessible to the greater public through the creation of easements.* This will primarily be achieved through the creation of a River Protection Zone (see Chapter 2, Section 6, River Corridor Plan Area).

Implementation of these protection areas will have to be further detailed as code language is developed. Changes to the code<sup>3</sup> will need to take into account all of the aforementioned rural protection area elements. What is essential is that it allow for rural density patterns and land uses to continue, while providing protection and access to natural features.

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<sup>3</sup> Here "code" is generic and would include both the EZO, County and the City's Land Development Code depending on the applicable jurisdiction.